Fill in this in	Fill in this information to identify the case:				
Debtor name	Westmore Properties, LLC				
United States I	United States Bankruptcy Court for the: Northern District of California				
Case number ((If known): 21.30770				

Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy 04/19

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Gross revenue from business						
None						
Identify the beginning and e may be a calendar year	nding dat	tes of the debtor	's fisca	l year, which	Sources of revenue Check all that apply	Gross revenue (before deductions and exclusions)
From the beginning of the fiscal year to filing date:	From	MM / DD / YYYY	to	Filing date	Operating a businessOther	\$
For prior year:	From	01/01/2019 MM / DD / YYYY	to	12/31/1919 MM / DD / YYYY	Operating a business Other	\$
For the year before that:	From	01/01/2020	to	12/31/2020	Operating a business	
Non-business revenue nclude revenue regardless of wh	ether tha		xable. <i>i</i>		Other ne may include interest, dividends, m	oney collected
Non-business revenue nclude revenue regardless of wh rom lawsuits, and royalties. List	ether tha	at revenue is ta	xable. <i>i</i>	Non-business incol	☐ Other	oney collected
lon-business revenue nclude revenue regardless of wh rom lawsuits, and royalties. List	ether tha	at revenue is ta	xable. <i>i</i>	Non-business incol	Other ne may include interest, dividends, m	
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Non-business revenue nclude revenue regardless of whrom lawsuits, and royalties. List o ■ None From the beginning of the	ether tha each sou	at revenue is ta	xable. <i>I</i>	<i>Non-business incol</i> enue for each sepa	Other me may include interest, dividends, mrately. Do not include revenue listed in the contract of the contr	oney collected n line 1. Gross revenue from each source (before deductions and

Official Form 207 Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy page 1 Case: 21-30770 Doc# 10 Filed: 01/13/22 Entered: 01/13/22 13:31:23 Page 1 of 17

Westmore Properties, LLC	
Name	

Case number (if known) 21.30770

t p	ain payments or transfers to creditors with payments or transfers—including expense rein before filing this case unless the aggregate v sted on 4/01/22 and every 3 years after that w	mbursements—to alue of all proper	any creditor, other than reg y transferred to that creditor	r is less than \$6,825. (This amount may be
l	lone			
	Creditor's name and address	Dates	Total amount or value	Reasons for payment or transfer
		8/23/2021		Check all that apply
	Murphy, Pearson, Bradley & Feeney	9/23/2021	\$ <u>23,339.99</u>	☐ Secured debt
	Creditor's name 580 California Street, Suite 1100	10/20/2021 11/18/2021		☐ Unsecured loan repayments
	San Francisco, CA 94104-1001	11/10/2021		☐ Suppliers or vendors
	Payments to litigation counsel, paid as invo	nices received		Services
	rayments to inigation counsel, paid as invo	oices received		Other
			\$	Secured debt
	Creditor's name	_		☐ Unsecured loan repayments
				☐ Suppliers or vendors
				Services
				Other
at p ar ,8: o n at	ot include any payments listed in line 3. Inside	abursements, mad ggregate value of and every 3 year ers include officer	le within 1 year before filing all property transferred to o s after that with respect to co s, directors, and anyone in o	this case on debts owed to an insider or or for the benefit of the insider is less than cases filed on or after the date of adjustment.)
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Official Form 207 Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy page 2 Case: 21-30770 Doc# 10 Filed: 01/13/22 Entered: 01/13/22 13:31:23 Page 2 of 17

Attachment to Statement of Financial Affairs

Question 3 WESTMORE PROPERTIES PAYMENTS within 90 days of filing

DATE PARTY PAID AMOUNT METHOD

11/18/2021 MPB&F	\$ 3,923.99	Wire
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10/20/2021 MPB&F \$ 12,703.50 Check 1244 9/23/2021 MPB&F \$ 4,050.00 Check 1242 8/23/2021 MPB&F \$ 2,662.50 Check 1241

Total: \$23,339.99

Note: These are payments to litigation counsel, paid as invoices received.

Question 4 Payments to Insiders within 1 year of filing:

10/7/2021 Steve Hanson\$ 3,650.50 Check 12434/28/2021 Steve Hanson\$ 1,850.00 Check 12283/2/2021 Steve Hanson\$ 3,000.00 Check 122412/17/2020 Steve Hanson\$ 2,650.00 Check 1232

Total \$11,150.50

Note: These are payments to the son of Marilyn Blaustein, one of the members of the Debtor, for services provided to the Debtor.

Case: 21-30770 Doc# 10 Filed: 01/13/22 Entered: 01/13/22 13:31:23 Page 3 of 17

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Westmore Properties, LLC	Case number (if known) 21.30770
Name	

Lis	possessions, foreclosures, and returns t all property of the debtor that was obtain d at a foreclosure sale, transferred by a de	ed by a creditor within 1 ye			
	None				
	Creditor's name and address	Description of th	e property	Date	Value of property
5.1.					
	Creditor's name				\$
5.2.					
	Creditor's name				\$
6. Se					
	t any creditor, including a bank or financia				=
	e debtor without permission or refused to n	nake a payment at the debt	tor's direction from an account of	the debtor because the	debtor owed a debt.
	None				
	Creditor's name and address	Description of	f the action creditor took	Date action was	Amount
				taken	
					\$
	Creditor's name				
		Loot 4 digito of	account number: VVVV		
		Last 4 digits of	account number: XXXX		
Part	3: Legal Actions or Assignments	;			
7. Le	gal actions, administrative proceedings	s, court actions, execution	ns, attachments, or governmen	ntal audits	
	t the legal actions, proceedings, investiga		ns, and audits by federal or state	e agencies in which the o	lebtor
wa	s involved in any capacity—within 1 year	before filing this case.			
	None				
	Case title	Nature of case	Court or agency's nam		Status of case
7.1.	Gregory Cox v. Westmore Properties, etc.	Negligence	Marin County Superio	r Court	Pending
		rtogngonoo			On appeal
			OFO4 Obits Ossets Deb		
	Case number		3501 Civic Center Driv San Rafael, CA 94903		☐ Concluded
C	V2003170				
3					
	Case title		Court or agency's name	ne and address	Pending
7.2.					On appeal
					Concluded
	Case number				Concluded

Official Form 207 Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy page 3 Case: 21-30770 Doc# 10 Filed: 01/13/22 Entered: 01/13/22 13:31:23 Page 4 of 17

Debtor

Westmore Properties, LLC	Case number (if known) 21.30770
Name	

Assignments and receivership List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court appointed officer within 1 year before filing this case. Close Gustodian's name and address Description of the property Value Case title Court name and address Date of order or assignment Case number Date of order or assignment List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000 None Recipient's name and address Description of the gifts or contributions Dates given Value \$		signments and receivership			
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Recipient's relationship to debtor Recipient's relationship to debtor Recipient's relationship to debtor Recipient's relationship to debtor S		None			
Recipient's relationship to debtor S		Recipient's name and address	Description of the gifts or contributions	Dates given	Value
Recipient's relationship to debtor Recipient's name S	1				\$
2. Recipient's relationship to debtor Recipient's relationship to debtor Signature	•••	Recipient's name			
Recipient's relationship to debtor The stationship to debtor Secretain Losses All losses from fire, theft, or other casualty within 1 year before filling this case. None Description of the property lost and how the loss occurred Amount of payments received for the loss occurred Amount of payments received for the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets - Real and Personal Property).					\$
Recipient's relationship to debtor Recipient's relationship to debtor Tt 5: Certain Losses All losses from fire, theft, or other casualty within 1 year before filling this case. None Description of the property lost and how the loss occurred Amount of payments received for the loss of you have received payments to cover the loss, for example, from insurance, government compensation, or tort, liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).					·
Recipient's relationship to debtor Recipient's relationship to debtor Tt 5: Certain Losses All losses from fire, theft, or other casualty within 1 year before filling this case. None Description of the property lost and how the loss occurred Amount of payments received for the loss occurred If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).					
Recipient's relationship to debtor **T 5: Certain Losses All losses from fire, theft, or other casualty within 1 year before filling this case. None Description of the property lost and how the loss occurred Amount of payments received for the loss occurred If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets - Real and Personal Property).					
Recipient's relationship to debtor Tt 5: Certain Losses All losses from fire, theft, or other casualty within 1 year before filling this case. None Description of the property lost and how the loss occurred Amount of payments received for the loss of example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).					
Recipient's relationship to debtor Tt 5: Certain Losses All losses from fire, theft, or other casualty within 1 year before filling this case. None Description of the property lost and how the loss occurred Amount of payments received for the loss of example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).		Recipient's relationship to debtor			
Recipient's relationship to debtor S		Recipient's relationship to debtor			
Recipient's relationship to debtor 15: Certain Losses All losses from fire, theft, or other casualty within 1 year before filling this case. None Description of the property lost and how the loss occurred Amount of payments received for the loss occurred list you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).					\$
All losses from fire, theft, or other casualty within 1 year before filing this case. None	9.2.				\$
All losses from fire, theft, or other casualty within 1 year before filing this case. None Description of the property lost and how the loss occurred Amount of payments received for the loss If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	9.2.				·
All losses from fire, theft, or other casualty within 1 year before filing this case. None Description of the property lost and how the loss occurred Amount of payments received for the loss If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	9.2.				•
All losses from fire, theft, or other casualty within 1 year before filing this case. None Description of the property lost and how the loss occurred Amount of payments received for the loss occurred If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	9.2.				•
All losses from fire, theft, or other casualty within 1 year before filing this case. None Description of the property lost and how the loss occurred Amount of payments received for the loss occurred If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	9.2.	Recipient's name			•
Description of the property lost and how the loss occurred Amount of payments received for the loss If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	9.2.	Recipient's name			*
Description of the property lost and how the loss occurred Amount of payments received for the loss If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).		Recipient's name Recipient's relationship to debtor			*
Description of the property lost and how the loss occurred Amount of payments received for the loss If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	rt s	Recipient's name Recipient's relationship to debtor Certain Losses			•
occurred If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	t s	Recipient's name Recipient's relationship to debtor Certain Losses Certain Losses	1 year before filing this case.		·
example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	rt S	Recipient's name Recipient's relationship to debtor Certain Losses losses from fire, theft, or other casualty within None			·
List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	rt (Recipient's name Recipient's relationship to debtor Certain Losses Iosses from fire, theft, or other casualty within None Description of the property lost and how the loss	Amount of payments received for the loss		\$Value of propert
Assets – Real and Personal Property).	rt s	Recipient's name Recipient's relationship to debtor Certain Losses Iosses from fire, theft, or other casualty within None Description of the property lost and how the loss	Amount of payments received for the loss If you have received payments to cover the loss, example, from insurance, government compensa	for	\$Value of propert
¢.	t s	Recipient's name Recipient's relationship to debtor Certain Losses Iosses from fire, theft, or other casualty within None Description of the property lost and how the loss	Amount of payments received for the loss If you have received payments to cover the loss, example, from insurance, government compensatort liability, list the total received.	for ation, or	\$Value of propert
	t s	Recipient's name Recipient's relationship to debtor Certain Losses Iosses from fire, theft, or other casualty within None Description of the property lost and how the loss	Amount of payments received for the loss If you have received payments to cover the loss, example, from insurance, government compensatort liability, list the total received. List unpaid claims on Official Form 106A/B (Sche	for ation, or	\$Value of propert

Official Form 207 Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy Case: 21-30770 Doc# 10 Filed: 01/13/22 Entered: 01/13/22 13:31:23 Page 5 of 17

Westmore Properties, LLC

Na	m	е

Case number (if known) 21.30770

ist he 1		perty made by the debtor or person acting on behalf of the uding attorneys, that the debtor consulted about debt core.		
ַ ב	None			
	Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
1.	Meyers Law Group		11/08/2021	\$ 10,000.00 *
	Address			<u> </u>
	44 Montgomery Street Suite 1010 San Francisco, CA 94104	∗returned by Meyers Law	v Group to Debtor	on 11/12/2021
	Email or website address			
	Who made the payment, if not debtor?			
	Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
2.	Law Office of Ruth Auerbach	\$8,000 including filing fee	11/16/2021	\$ 8,000.00
	Address c/o Ruth Elin Auerbach 77 Van Ness Ave. Suite 201 San Francisco, CA 94102			V
	Email or website address			
	attorneyruth@sbcglobal.net			
	Who made the payment, if not debtor?			
ist	f-settled trusts of which the debtor is a benefic any payments or transfers of property made by the lf-settled trust or similar device.	ciary ne debtor or a person acting on behalf of the debtor with	in 10 years before th	ne filing of this cas
	not include transfers already listed on this stateme None	ent.		
_ '	Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value

Official Form 207 Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy page 5 Case: 21-30770 Doc# 10 Filed: 01/13/22 Entered: 01/13/22 13:31:23 Page 6 of 17

Westmore Properties, LLC	
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Dates of occupancy

Debtor	Westmore Properties, LLC	Case number (if known) 21.30770
	Name	

13.	Transf	ers	not	alread	ly I	isted	on	this	stat	temen	ľ

List any transfers of money or other property—by sale, trade, or any other means—made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

None

	Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.1.	Carol Helzberg	Expense reimbursement and distribution made in the ordinary course of business by the Debtor from the sale of 388 Edgewood, per attached. Transfer listed	09/02/2020	\$_760,033.44
	Address	for purpose of full disclosure.		

Relationship to debtor

Member

	Who received transfer?		09/02/2020	\$ 776,033.44
2.	Marilyn Blaustein	Expense reimbursement and distribution made in the ordinary course of business by the Debtor from the sale of 388 Edgewood, per attached. Transfer listed		·

for purpose of full disclosure.

Address

Relationship to debtor Member

Part 7:

13.2.

Previous Locations

14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply Address

14.1.	From	To

14.2. From То

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy Doc# 10 Filed: 01/13/22 Entered: 01/13/22 13:31:23 Case: 21-30770 Page 7 of 17

Attachment to Statement of Financial Affairs Question 13

388 EDGEWOOD DEPOSITS EXPENSE & PROFIT

DEPOSIT DATE	MARILYN		CAROL	
2018				
12/5/2018			\$5,000.00	
12/10/2018	\$555,639.00		\$555,839.00	house purchase
2019				
1/7/2019			\$5,000.00	
1/30/2019			\$5,000.00	
2/6/2019			\$25,000.00	
2/19/2019	\$12,000.00			
2/26/2019			\$25,000.00	
3/28/2019			\$25,000.00	
4/11/2019	\$3,500.00			
6/17/2019			\$25,000.00	
8/19/2019			\$10,000.00	
9/25/2019			\$10,000.00	
10/10/2019	\$50,000.00			
10/10/2019	\$59,100.00		(-\$59,100.00)	
2020				
1/13/2020			\$15,000.00	
3/10/2020			\$15,000.00	
3/31/2020			\$2,500.00	
Expense Total	\$680,239.00		\$664,239.00	\$1,344,478.00
Sale & Profit			Marilyn	Carol
8/28/2020	Net Sales Proceeds	\$1,534,476.88		
9/1/2020	Less Expense Reimbursement	\$1,344,478.00	\$680,239.00	\$664,239.00
9/1/2020	Additional Distribution	\$189,998.88	\$94,999.44	\$94,999.44
9/1/2020	Net Remaining Funds	\$1,590.00	\$795.00	\$795.00

Case: 21-30770 Doc# 10 Filed: 01/13/22 Entered: 01/13/22 13:31:23 Page 8 of 17

Debtor

Westmore P	roperties,	LLC
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Name

Case number (if known) 21.30770

Part 8	Health Care Bankruptcies		
15. Hea	alth Care bankruptcies		
ls th	ne debtor primarily engaged in offering services a	and facilities for:	
_	diagnosing or treating injury, deformity, or disease	se, or	
_	providing any surgical, psychiatric, drug treatme	nt, or obstetric care?	
	No. Go to Part 9.		
	Yes. Fill in the information below.		
	Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
			patients in debtor's care
15.1.			
	Facility name		
		Location where patient records are maintained (if different from facility address). If electronic, identify any service provider.	How are records kept?
			Check all that apply:
			☐ Electronically ☐ Paper
	Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
15.2.			
	Facility name		
		Location where patient records are maintained (if different from facility address). If electronic, identify any service provider.	How are records kept?
			Check all that apply:
			☐ Electronically
			Paper
Part 9	Personally Identifiable Information		
16. Doe	es the debtor collect and retain personally ide	ntifiable information of customers?	
Ø	No.		
	Yes. State the nature of the information collected	d and retained.	
	Does the debtor have a privacy policy abou	ut that information?	
	□ No		
	☐ Yes		
	hin 6 years before filing this case, have any e nsion or profit-sharing plan made available by	mployees of the debtor been participants in any ERISA, 401(k), 40 the debtor as an employee benefit?	J3(b), or other
	No. Go to Part 10.		
	Yes. Does the debtor serve as plan administrator	or?	
	□ No. Go to Part 10.		
	Yes. Fill in below:		
	Name of plan	Employer identification n	number of the plan
		EIN:	
		Liv.	
	Has the plan been terminated?		
	☐ No		
	☐ Yes		

Official Form 207 Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy page 7 Case: 21-30770 Doc# 10 Filed: 01/13/22 Entered: 01/13/22 13:31:23 Page 9 of 17

Westmore Properties, LLC

Name	9

Case number (if known) 21.30770

			orage Unit	ts		
t 1	0: Certain Financial Accounts, Saf	e Deposit Boxes, and St	orage onit			
With	sed financial accounts hin 1 year before filing this case, were any fin ved, or transferred?	ancial accounts or instrument	ts held in the	debtor's name	, or for the debtor's ben	efit, closed, sold,
	ude checking, savings, money market, or oth kerage houses, cooperatives, associations, a			it; and shares i	n banks, credit unions,	
┙	None					
	Financial institution name and address	Last 4 digits of account number	Type of ac	ccount	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
.1.		XXXX	☐ Check	ing		. \$
	Name	7000	☐ Saving	js		Ψ
			☐ Money	/ market		
			☐ Broker	rage		
			Other_			
			_			
2.	Name	XXXX	☐ Check	•		. \$
	Name		Saving			
			☐ Money			
			☐ Broker	rage		
_ist	e deposit boxes any safe deposit box or other depository for	securities, cash, or other valu		btor now has or		before filing this o
_ist		securities, cash, or other valu	ables the del	btor now has or		before filing this c
ist	any safe deposit box or other depository for None		ables the del	btor now has or	r did have within 1 year	Does debt
ist	any safe deposit box or other depository for None		ables the del	btor now has or	r did have within 1 year	Does debte
ist	any safe deposit box or other depository for None Depository institution name and address	Names of anyone with acces	ables the del	btor now has or	r did have within 1 year	Does debte still have it
ist	any safe deposit box or other depository for None Depository institution name and address		ables the del	btor now has or	r did have within 1 year	Does debte still have it
ist.	any safe deposit box or other depository for None Depository institution name and address Name	Names of anyone with acces	ables the del	btor now has or	r did have within 1 year	Does debte still have it
∟ist ☑	any safe deposit box or other depository for None Depository institution name and address	Names of anyone with access Address	ables the del	Description	r did have within 1 year	Does debte still have it
ist	any safe deposit box or other depository for None Depository institution name and address Name Dremises storage any property kept in storage units or warehout	Names of anyone with access Address	ables the del	Description	r did have within 1 year	Does debte still have it
list	any safe deposit box or other depository for None Depository institution name and address Name Premises storage any property kept in storage units or warehouth the debtor does business.	Names of anyone with access Address	ables the del	Description of Description of	of the contents	Does debte still have it No Yes
ist	any safe deposit box or other depository for None Depository institution name and address Name Premises storage any property kept in storage units or warehouth the debtor does business. None	Names of anyone with acces Address ses within 1 year before filing	ables the del	Description of the control of the co	of the contents	Does debte still have it No Yes To fa building in Does debte still have it
ist	any safe deposit box or other depository for None Depository institution name and address Name Premises storage any property kept in storage units or warehouth the debtor does business. None Facility name and address Storage Name 3100 Kerner Blvd. & 1555 Francisco Blvd.	Names of anyone with acces Address ses within 1 year before filing	ables the del	Description of Description of	of the contents	Does debto still have it No Yes
ist	nany safe deposit box or other depository for some Depository institution name and address Name Premises storage any property kept in storage units or warehouth the debtor does business. None Facility name and address Storage Name 3100 Kerner Blvd. & 1555 Francisco	Names of anyone with acces Address ses within 1 year before filing	ables the del	Description of Description of	of the contents	Does debto still have it No Yes Poes debto still have it No

Official Form 207 Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy page 8 Doc# 10 Filed: 01/13/22 Entered: 01/13/22 13:31:23 Page 10 of

Attachment to Amended Statement of Financial Affairs Question 20

WESTMORE PROPERTIES STORAGE INVENTORY (STAGING FURNITURE) 11/15/21

Art – original and prints in various sizes

Mirrors – various sizes

Lighting – floor lamps, table laps, 6-8 boxes of light fixtures

Rugs – sisal carpets

Bedding – mattresses, box springs, headboards, metal bed frames, mattress toppers, many pillows

3 nightstands, 2 nightstands

Desk

Dining room table and chairs

2 white Pottery Barn wingback chairs

2 wooden upholstered armchairs

1 caned armchair

1 petite chair

White Pottery Barn Sofa

Gray loveseat

3 coffee tables

Outdoor wicker furniture

Storage Units located at:

3100 Kerner Blvd. San Rafael CA 94901

1555 Francisco Blvd. East San Rafael, CA 94901

Case: 21-30770 Doc# 10 Filed: 01/13/22 Entered: 01/13/22 13:31:23 Page 11 of

17

Westmore Properties, LLC	
Name	_

Case number (# known) 21.30770

Lis	operty held for another st any property that the debtor holds or co st. Do not list leased or rented property.	ntrols that another entity owns. Include any	property borrowed from, being stored f	or, or held in
	None			
	Owner's name and address	Location of the property	Description of the property	Value
	Name			\$
art	12: Details About Environmenta	l Information		
	e purpose of Part 12, the following definiti			
	vironmental law means any statute or gov gardless of the medium affected (air, land	vernmental regulation that concerns pollution, water, or any other medium).	on, contamination, or hazardous materia	al,
	e means any location, facility, or property merly owned, operated, or utilized.	, including disposal sites, that the debtor n	ow owns, operates, or utilizes or that the	e debtor
	, , , , , , , , , , , , , , , , , , , ,			
	zardous material means anything that an a similarly harmful substance.	environmental law defines as hazardous of	or toxic, or describes as a pollutant, cont	aminant,
or	a similarly harmful substance.	environmental law defines as hazardous of s known, regardless of when they occu		aminant,
or epo	a similarly harmful substance. rt all notices, releases, and proceeding		rred.	
or epo 2. Ha	a similarly harmful substance. rt all notices, releases, and proceeding s the debtor been a party in any judicia	s known, regardless of when they occu	rred.	
or epo 2. Ha	a similarly harmful substance. rt all notices, releases, and proceeding s the debtor been a party in any judicia	s known, regardless of when they occu	rred.	
or epo 2. Ha	a similarly harmful substance. rt all notices, releases, and proceeding s the debtor been a party in any judicia No Yes. Provide details below.	s known, regardless of when they occu	rred. ny environmental law? Include settlemental	ents and orders.
or epo 2. Ha	a similarly harmful substance. rt all notices, releases, and proceeding s the debtor been a party in any judicia No Yes. Provide details below.	s known, regardless of when they occu	rred. ny environmental law? Include settlemental	ents and orders. Status of case
or epo 2. Ha	a similarly harmful substance. It all notices, releases, and proceeding Is the debtor been a party in any judicia No Yes. Provide details below. Case title	s known, regardless of when they occu al or administrative proceeding under ar Court or agency name and address	rred. ny environmental law? Include settlemental	ents and orders. Status of case Pending On appeal
or epo 2. Ha	a similarly harmful substance. It all notices, releases, and proceeding Is the debtor been a party in any judicia No Yes. Provide details below. Case title	s known, regardless of when they occu al or administrative proceeding under ar Court or agency name and address	rred. ny environmental law? Include settlemental	ents and orders. Status of case Pending On appeal
or epo 2. Ha	a similarly harmful substance. It all notices, releases, and proceeding Is the debtor been a party in any judicia No Yes. Provide details below. Case title Case number s any governmental unit otherwise not	s known, regardless of when they occu al or administrative proceeding under ar Court or agency name and address	rred. ny environmental law? Include settlemental law? Include settlemental law? Nature of the case	Status of case Pending On appeal Concluded
or epo 2. Ha U	a similarly harmful substance. It all notices, releases, and proceeding Is the debtor been a party in any judicia No Yes. Provide details below. Case title Case number	s known, regardless of when they occular or administrative proceeding under an Court or agency name and address	rred. ny environmental law? Include settlemental law? Include settlemental law? Nature of the case	Status of case Pending On appeal Concluded
or epo 2. Ha U	a similarly harmful substance. It all notices, releases, and proceeding Is the debtor been a party in any judicia INO Yes. Provide details below. Case title Case number s any governmental unit otherwise not vironmental law? No	s known, regardless of when they occular or administrative proceeding under an Court or agency name and address	rred. ny environmental law? Include settlemental law? Include settlemental law? Nature of the case	Status of case Pending On appeal Concluded
or epo 2. Ha Q	a similarly harmful substance. It all notices, releases, and proceeding Is the debtor been a party in any judicia No Yes. Provide details below. Case title Case number s any governmental unit otherwise not vironmental law? No Yes. Provide details below.	s known, regardless of when they occular or administrative proceeding under an Court or agency name and address Name	rred. ny environmental law? Include settlemental law? Include settlem	Status of case Pending On appeal Concluded

Official Form 207 Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy page 9 Case: 21-30770 Doc# 10 Filed: 01/13/22 Entered: 01/13/22 13:31:23 Page 12 of

П	_	h	to	r

Westmore Properties, LLC	Case number (if known) 21.30770
Name	

	No	unit of any release of hazardous material?	,
	Site name and address	Governmental unit name and address	Environmental law, if known Date of notice
	Name	Name	
Part	13: Details About the Debtor's B	Business or Connections to Any Busin	ness
Lis	her businesses in which the debtor has at any business for which the debtor was ar clude this information even if already listed	n owner, partner, member, or otherwise a per	son in control within 6 years before filing this case.
	None		
	Business name and address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
25.1.	Name		EIN: Dates business existed
			From To
25.2.	Business name and address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
	Name		EIN: Dates business existed
			From To
	Business name and address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
25.3.	Name		EIN:
	Name		Dates business existed
			From To

Official Form 207 Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy page 1 Case: 21-30770 Doc# 10 Filed: 01/13/22 Entered: 01/13/22 13:31:23 Page 13 of

Debtor

Westmore Properties, LLC	
Name	•

	21	2077	Λ
Case number (if known)	۱ ک	.3077	U

26. Boo	ks, records, and financial statements	
	List all accountants and bookkeepers who maintained the debtor's books and	records within 2 years before filing this case.
	☑ None	
	Name and address	Dates of service
		From
26a.1.	Name	
		То
	Name and address	Dates of service
26a.2.	Name	From
		То
26b.	List all firms or individuals who have audited, compiled, or reviewed debtor's statement within 2 years before filing this case.	books of account and records or prepared a financial
	☑ None	
	Name and address	Dates of service
		From
26	b.1. Name	To
		Dates of service
	Name and address	
26	b.2.	From
	Name	To
26c.	List all firms or individuals who were in possession of the debtor's books of a	ccount and records when this case is filed.
	None	If any books of account and records are
	Name and address	unavailable, explain why
26	c.1. Carol Helzberg	
	Name 41 Clear Creek Road, San Geronimo, CA 94943	

Official Form 207
Case: 21-30770

Debtor

Westmore Properties, LLC	
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Case number (if known) 21.30770

		Name and address		If any books of account and records are unavailable, explain why
260	c.2.	Name		
		Name		
		Il financial institutions, creditors, and other parties, including mercantile and	trade agencie	es, to whom the debtor issued a financial statement
	withir	2 years before filing this case.		
	⊿ N	one		
		one		
		Name and address		
260	d 1			
200	u. 1.	Name		
		Name and address		
260	d.2.			
		Name		
27. Inve				
Have	e any	inventories of the debtor's property been taken within 2 years before filing the	is case?	
☑ N	No			
☐ Y	es. G	tive the details about the two most recent inventories.		
	Nam	e of the person who supervised the taking of the inventory	Date of inventory	The dollar amount and basis (cost, market, or other basis) of each inventory
			inventory	other basis) of each inventory
				\$
				-
	Nam	e and address of the person who has possession of inventory records		
		· · · · · · · · · · · · · · · · · · ·		
27.1.				
27.1.	Name			

ebtor	Westmore Properties, LLC		Case r	umber (if known) 21	.30770		
	Name of the person who super	rvised the taking of the inventory	Date of invento		ar amount an sis) of each i	d basis (cost, market, o	or
	Name and address of the person	on who has possession of inventory records		_ \$		_	
27.2.	Name						
		ors, managing members, general partne	rs, members in o	control, control	ling shareh	olders, or other	
Name	•	Address		Position and natu	re of any inte	erest % of interest	, if any
Carol F	Helzberg	41 Clear Creek Rd., San Geronimo, Ca	A 94963	Member		50.1	
Marilyn	n Blaustein	70 Cascade Drive, Mill Valley, CA 949	41	Member		49.9	
Q	No Yes. Identify below.	olders in control of the debtor who no lo	onger hold these	positions? Position and nat	ture of any	Period during which p	osition
Name	•	Address		interest	aro or arry	or interest was held	
						To	
						To	
						To	
						To	
Wit	hin 1 year before filing this case	drawals credited or given to insiders e, did the debtor provide an insider with valetock redemptions, and options exercised?		cluding salary, o	other compe	ensation, draws,	
		stock redemptions, and options exercised?					
	Name and address of recipient	t .	Amount of mone and value of pro	ey or description perty	Dates	Reason for pr	
30.1.	Steven Hanson Name 114 Hillside Ave.		11,150.50		10/7/2021	Services rend Debtor	aered to
	Mill Valley, CA 94941				4/28/2021		
					3/2/2021		
	Relationship to debtor Son of Marilyn Blaustein, Me	ark an					
	Son of Marilyn Blauctoin Mo	mper					

Official Form 207 Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy page 13 Case: 21-30770 Doc# 10 Filed: 01/13/22 Entered: 01/13/22 13:31:23 Page 16 of

Debtor	Westmore Properties, LLC	Case number (if known) 21.30770
	Name	, , , , , , , , , , , , , , , , , , , ,
	Name and address of recipient	
20.0		
30.2	Name	<u></u>
		
		
	Relationship to debtor	
		-
	nin 6 years before filing this case, has the debtor been a member	of any consolidated group for tax purposes?
ш	Yes. Identify below.	
	Name of the parent corporation	Employer Identification number of the parent corporation
		•
_	Yes. Identify below. Name of the pension fund	Employer Identification number of the pension fund
	name of the pension fund	
		_ EIN:
Part 1	4: Signature and Declaration	
all	Signature and Declaration	
	warning Bankruptcy fraud is a serious crime. Making a false state connection with a bankruptcy case can result in fines up to \$500,000	atement, concealing property, or obtaining money or property by fraud in
	18 U.S.C. §§ 152, 1341, 1519, and 3571.	of imprisonment for up to 20 years, or both.
		s and any attachments and have a reasonable belief that the information
	is true and correct.	
	I declare under penalty of perjury that the foregoing is true and corre	ct.
	Executed on 01/13/2022	
	MM / DD / YYYY	
×		
•	/c/ Carol Holzborg	Carol Helzherg
	/s/ Carol Helzberg	Printed name Carol Helzberg
	Signature of individual signing on behalf of the debtor	Printed name Carol Helzberg
		Printed name Carol Helzberg
	Signature of individual signing on behalf of the debtor	Printed name Carol Helzberg
	Signature of individual signing on behalf of the debtor Position or relationship to debtor Member	
Ar	Signature of individual signing on behalf of the debtor Position or relationship to debtor Member e additional pages to Statement of Financial Affairs for Non-Indiv	
Ar ☑	Signature of individual signing on behalf of the debtor Position or relationship to debtor Member	

Official Form 207 Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy page 14 Case: 21-30770 Doc# 10 Filed: 01/13/22 Entered: 01/13/22 13:31:23 Page 17 of